

**CASE NUMBER: 15SN0624**

**APPLICANT: Chesterfield County Board of Supervisors**



**STAFF'S ANALYSIS  
AND  
RECOMMENDATION**

**Planning Commission (CPC)**

**Public Hearing Date:**

MARCH 17, 2015

**CPC Time Remaining:**

100 DAYS

**Applicant's Agent:**

KIRK TURNER

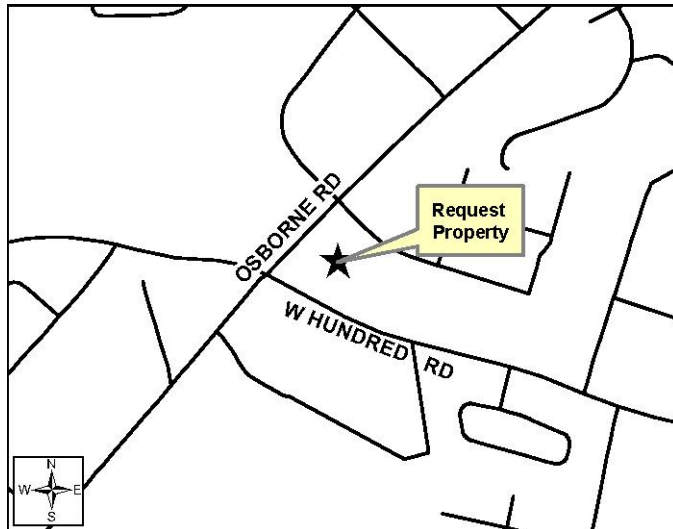
(804-748-1050)

**Planning Department Case Manager:**

RYAN RAMSEY (804-768-7592)

**CHESTERFIELD COUNTY, VIRGINIA**

Magisterial District: **BERMUDA**



**APPLICANT'S REQUEST**

Conditional use to permit a private school, in conjunction with a church, in a Residential (R-7) District.

Continued operation of a private pre-school, in conjunction with Chester Presbyterian Church, is planned. The private pre-school has operated on the property since 1969.

(NOTES: A. Conditions may be imposed.  
B. Conditions are located in Attachment 1.)

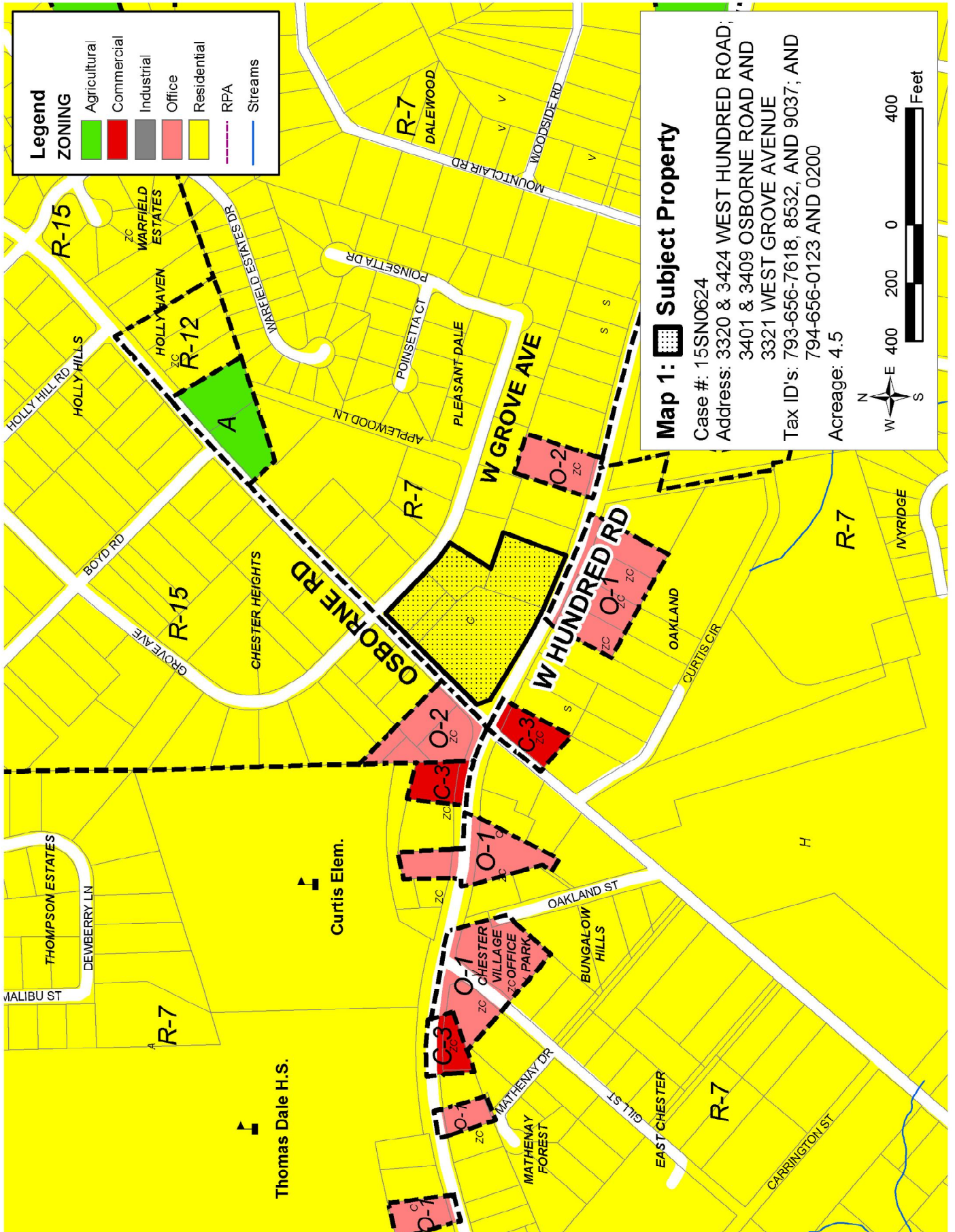
**RECOMMENDATION**

STAFF

RECOMMEND APPROVAL

- Use will be in conjunction with a church use
- Conditions will address impacts of use on area development
- No apparent adverse impacts on area residential properties

SUMMARY OF IDENTIFIED ISSUES	
Department	Issue
PLANNING	-
FIRE	-
CDOT	-
VDOT	-
UTILITIES	-
ENVIRONMENTAL ENGINEERING	-

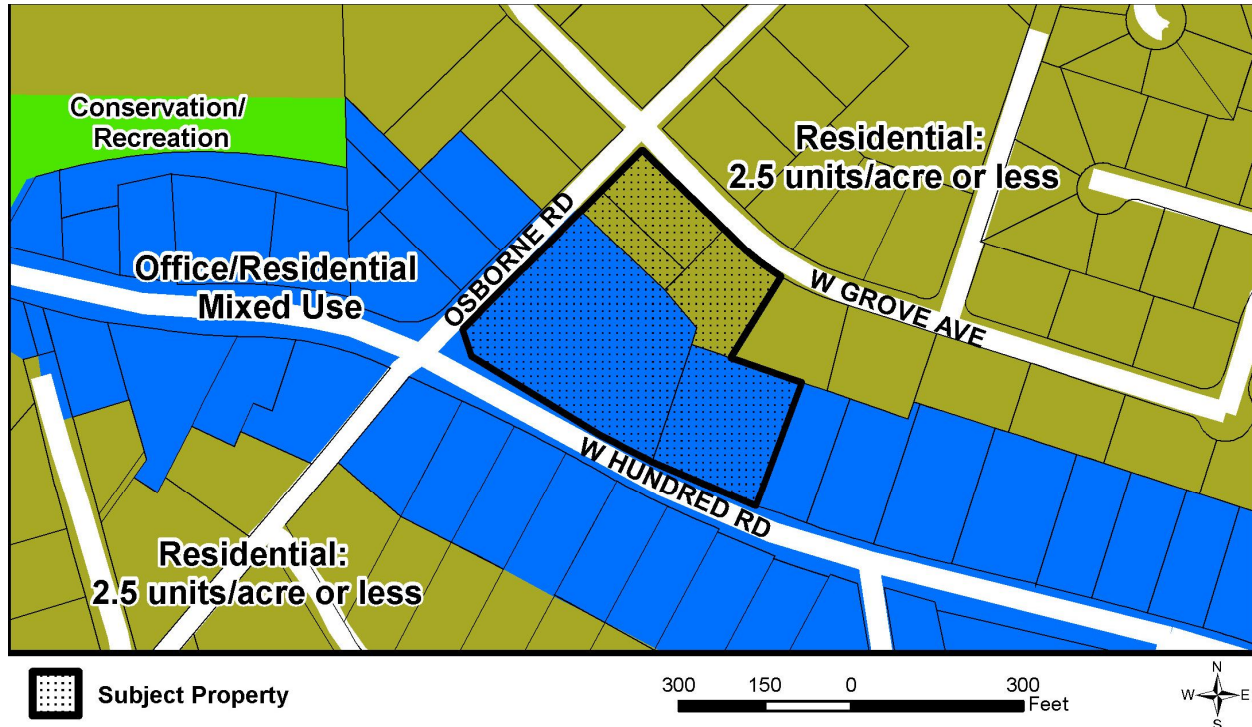




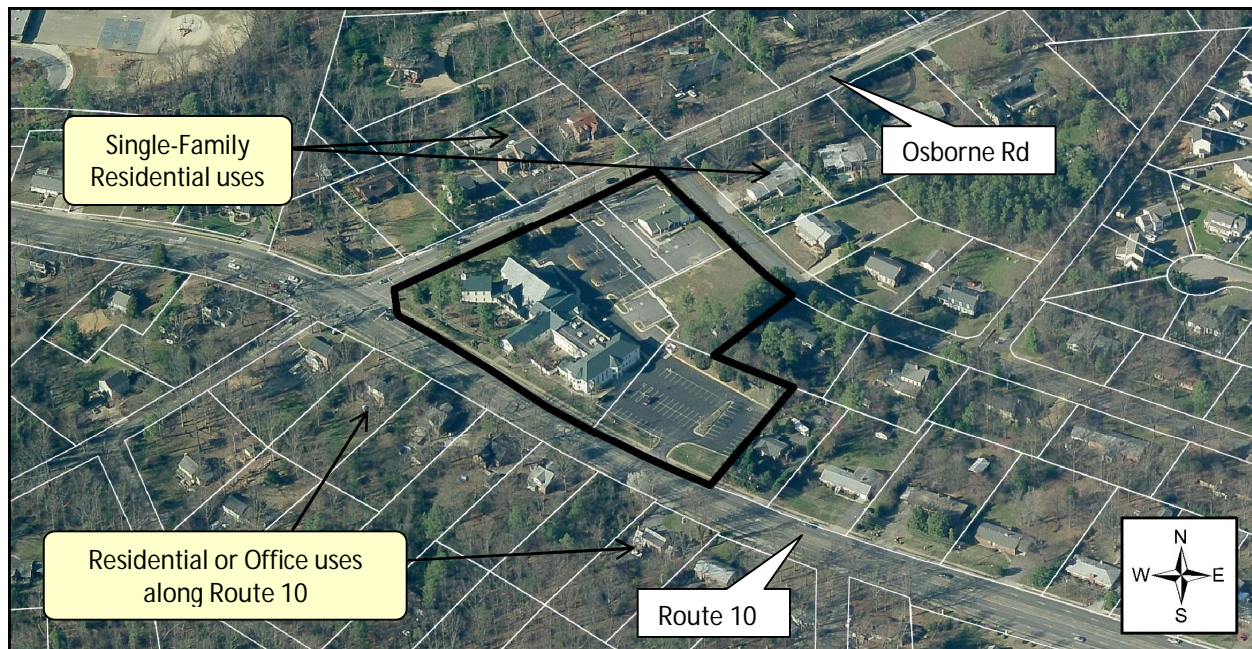
## Map 2: Comprehensive Plan (The Chester Plan)

Classification: **OFFICE/RESIDENTIAL MIXED USE AND RESIDENTIAL (2.5 UNITS/ACRE OR LESS)**

The designation suggests that the southern portion of the property is appropriate for professional and administrative offices, along with residential developments of varying densities. The northern portion of the property is appropriate for residences, and places of worship, schools, parks and other similar public and semi-public facilities (2.5 units/acre or less).



## Map 3: Surrounding Land Uses & Development



## PLANNING

Staff Contact: Ryan Ramsey (804-768-7592) ramseyrp@chesterfield.gov

### ZONING HISTORY

Case Number	BOS Action	Request
09SN0153	Approved (02/25/2009)	Conditional Use Planned Development to permit an eighty (80) foot tall steeple.

### PROPOSAL

A private pre-school has operated on the request property since 1969 without the requisite conditional use approval. Through a recent banner permit application, it was determined that the private pre-school was not properly zoned. Chester Presbyterian Church wishes to continue the private pre-school operation in conjunction with the existing church complex.

The following provides an overview of staff's recommended conditions related to the private school use, in conjunction with the existing church:

General Overview	
Requirements	Details
Use	Private school use in conjunction with church use <i>Condition 1</i>
Development Standards	New development for the private school use shall conform to the requirements for Emerging Growth Areas <i>Condition 2</i>
Recreational Facilities	<ul style="list-style-type: none"><li>• Recreational facilities limited to existing playground</li><li>• Playground area to maintain screening with a six (6) foot privacy fence</li></ul> <i>Condition 3</i>

## PUBLIC FACILITIES

### FIRE SERVICE

Staff Contact: Greg Smith (804-706-2012) smithgd@chesterfield.gov

#### Nearby Fire and Emergency Medical Service (EMS) Facilities

<b>Fire Station</b>	The Dutch Gap Fire Station, Company Number 14
<b>EMS Facility</b>	The Dutch Gap Fire Station, Company Number 14

This request will have minimal impact on fire and EMS.

### COUNTY DEPARTMENT OF TRANSPORTATION

Staff Contact: Jim Banks (804-748-1037) banksj@chesterfield.gov

The Comprehensive Plan, which includes the Thoroughfare Plan, identifies county-wide transportation needs that are expected to mitigate traffic impacts of future growth. The anticipated traffic impact of the proposal has been evaluated and it is anticipated to be minimal.

### VIRGINIA DEPARTMENT OF TRANSPORTATION

Staff Contact: Brian Lokker (804-674-2384) brian.lokker@vdot.virginia.gov

#### VDOT Land Use Regulations

Traffic Impact Analysis (24VAC30-155)	-
Access Management (24VAC30-73)	-
Subdivision Street Acceptance (24VAC30-91/92)	-
Land Use Permit (24VAC30-151)	-
Summary	VDOT has no comment on this request.

## **WATER AND WASTEWATER SYSTEMS**

Staff Contact: Jamie Bland (804-751-4439) blandj@chesterfield.gov

The proposal's impacts on the County's utility system are detailed in the chart below:

<b>Water and Wastewater Systems</b>			
	<b>Currently Serviced?</b>	<b>Size of Existing Line</b>	<b>Connection Required by County Code?</b>
<b>Water</b>	Yes	8"	Yes
<b>Wastewater</b>	Yes	8"	Yes

### Additional Information:

The proposed request will not impact the public water and wastewater systems.

## **ENVIRONMENTAL**

Drainage, Erosion and Water Quality

Staff Contact: Doug Pritchard (804-748-1028) pritchardd@chesterfield.gov

Environmental Engineering has no comment on this request.

CASE HISTORY	
Applicant Submittals	
1/28/15	Application initiated by Board of Supervisors
2/2/15	Application filed by the agent for the Board of Supervisors



**CONDITIONS**

1. Use. The private pre-school school shall only be permitted in conjunction with the church use. (P)
2. Development Standards. Except where the requirements of the underlying Residential (R-7) zoning district are more restrictive, any new development for the private school use shall conform to the requirements of the Zoning Ordinance for commercial uses in Emerging Growth Areas. (P)
3. Recreational Facilities. Recreational facilities associated with the pre-school shall be limited to the existing playground area identified on Exhibit A, which could accommodate swings, jungle gyms or similar such facilities. The playground shall continue to be screened from West Hundred Road (Route 10) with a six (6) foot privacy fence. (P)

EXHIBIT A

